

**AIRPORT ADVISORY COMMISSION  
MINUTES  
For meeting of July 15, 2004**

**Draft**

**MEMBERS  
PRESENT**

Ron Salk  
Alan Fox  
Bruce Alton  
Douglas Haubert  
Bob Luskin  
Carol Soccio  
Don Temple  
Deborah Veady  
Bernhard Clever

**MEMBERS  
ABSENT**

**STAFF  
PRESENT**

Chris Kunze  
Dottie Jones  
Sharon Diggs-Jackson  
Ken Ashmore  
Sileneka Smith  
Christine Edwards  
Steve O'Keefe

**OTHERS  
PRESENT**

Sign-in sheet attached or  
available on request

**Call to Order**

Chair Ron Salk called the Airport Advisory Commission to order at 4:04 p.m., at the Long Beach Energy Department.

**Roll Call**

Mr. Chris Kunze, Airport Manager, called roll and certified that a quorum was present.

**Approval of Minutes**

The Airport Advisory Commission minutes of the meeting of June 17, 2004 were approved as submitted.

**Approval of Agenda**

The agenda was approved as submitted.

**Airport Bureau Staff Report**

- Mr. Kunze stated that there will be no Staff Report, however, he called attention to documents that were distributed to the Commissioners. The first document was the Noise Statistics and Operating Statistics. The second document related to proposed modifications to the Airport's Rates & Fees. Mr. Kunze stated that as part of the budget process, a modification will be recommended to the Rates & Fees resolution. He stated that the most significant modification is for an approximate 15% increase in airline related rates and fees, that would generate approximately \$900,000 per year additional revenue. He stated that staff would be available for any questions the Commission would have on the documents.

**Old Business**

**Douglas Park Land Use Concept Review**

Chairman Salk stated that he has a request to speak from Melanie Fallon, Director of Community Development.

Ms. Fallon stated that part of the responsibility of directing the Department of Community Development is to manage the larger development projects in the City, both private and public. She stated that she wanted to share her perspective about the Douglas Park

project, and why her Department would recommend that there would be some residential uses in the plan. She stated that it is an issue that City staff agonized over. She stated that there were many discussions and negotiations with Boeing Realty for at least three years. She stated that along with Boeing staff, their number one priority has been to bring jobs back into the 260 acres, given that so many jobs have been lost in Long Beach over the years. She stated that she wants the Commission to understand how they came to that conclusion. Ms. Fallon distributed a handout named *Comments to Airport Advisory Commission made by Melanie S. Fallon, Director of Community Development July 15, 2004*, and read from that handout.

Chairman Salk stated that Boeing Realty asked to make a statement to the Commission. Boeing provided a handout in the form of a letter, and the letter asks the Commission to put their decision over until August. It also stated that there is no timing risk with City Council or other activities taking place with regard to the project. He asked Mr. Jon Conk from Boeing to summarize the letter that was distributed.

Mr. Jon Conk from Boeing Realty stated that there continue to be issues that need more discussion. He stated that Boeing Realty has reviewed the draft memo prepared by the Commissions' Land Use Subcommittee for recommendation to the City Council regarding the Douglas Park project. He stated that there are a number of concerns that require them to ask for a postponement in order to allow time for Boeing Realty representatives to meet with the Land Use subcommittee and have further discussion about various items. Mr. Conk listed the subjects of discussion as follows:

Reviewing the draft memo dated July 15<sup>th</sup>; the first paragraph states, "it is the duty of the Airport Advisory Commission to comment on whether the proposed Douglas Park is compatible with the Long Beach Airport." He stated that the memo does not state the Commissions' opinion on that issue, and if the Commission has determined that the Douglas Park project is not compatible with the Airport, he asked that the letter should state exactly the reasons why it is not compatible. He also stated that, regarding the first paragraph, which stated that "it is the Airport Advisory Commission's duty to comment on whether or not the project is beneficial to the City", again there is no opinion on the issue. He stated that if the Commission has determined that the project is not beneficial to the City, then the letter should state why and the supporting rationale should be provided. He stated that a third point refers to clarification of the second paragraph that states, "the project includes 3.3 million square feet of commercial". The project also includes up to 200,000 square feet of retail development, which was not a part of the letter, and therefore should be added. He stated that a fourth point was a concern that the third paragraph states, "the Commission is unanimous in its opposition regarding the residential component consisting of either 2,500 units or 1,400 units". He stated that the 2,500-unit plan is no longer on the table, and that the 1,400-unit plan is. He stated that it is his opinion, from what he has heard from Commissioners that they are not unanimously in opposition of the 1,400-unit plan, and that Boeing Realty feels that there are some Commissioners, in support of the 1,400-unit plan based on what was discussed at the previous AAC meeting. He stated that if some Commissioners are opposed to the 1,400-unit plan, and would only approve a plan with fewer than 1,400 units, and then the memo should state the reason behind that recommendation. He stated that for those reasons, and because of misinformation included in a letter from AOPA to the Commission, that Boeing Realty has serious issues and therefore asks for a postponement.

Chairman Salk stated that when Boeing Realty asked if the recommendation could be postponed because they had not had time to meet with the Subcommittee, that he took exception to the request, because he felt that Boeing Realty has had ample time, and that they have had discussions with Commissioner Haubert, who spoke with Commissioner Luskin and Commissioner Soccio. He stated that if Commissioner Luskin, who is the Chair of the Subcommittee, feels that it should be carried over to allow for a meeting with Boeing Realty, then he would like to hear that from the Subcommittee.

Commissioner Luskin stated that they have received much material from Boeing Realty, and that the Subcommittee has read the material including input from Mr. Kunze with the Airport's point of view. He stated that he would have no problem postponing the decision for another month and yields to the Commission if there are any objections.

Commissioner Alton stated that he does not have any problem in postponement; however, he suggests that any statements be to the full Commission versus the subcommittee.

Commissioner Luskin stated that he is in agreement with Commissioner Alton that Boeing Realty should address the full Commission.

Chairman Salk stated that Boeing Realty would like to have some advance discussions before coming before the full Commission and asked Commissioner Luskin to be a point of contact for them. Commissioner Luskin agreed.

Mr. Gene Lassers distributed and read a statement regarding the contents of the most recent Boeing Realty Commission presentation.

Ms. Candy Robinson asked the Commission if other members of the public such as the Long Beach Airport Association would be given time to meet with the Subcommittee. She also asked if there was an analysis done regarding the July 9<sup>th</sup> AOPA letter, and if so, that it be made public. Chairman Salk stated that the subject from this point on would be given to the full Commission. Ms. Robinson asked if Boeing would then not be meeting with the Subcommittee? Chairman Salk stated that Commissioner Luskin would be the point of contact for the Commission to gather information to be used at the August meeting. Mr. Conk stated that he would give a copy of the AOPA letter to Ms. Robinson. Ms. Robinson stated that she has a copy of the letter, but would like to see Boeing's analysis of the letter.

Ms. Sherri Ortman, 4130 Clark, Lakewood Village Neighborhood Association Boeing Subcommittee member, distributed a statement, which she read to the Commission.

Mr. Kevin McAchren stated that what was missed in Ms. Fallon's report is the fact of the possibility of someone coming in wanting all 260 acres for a large and specialized development. He stated that in reviewing the July 15<sup>th</sup> letter from Boeing Realty regarding comments to the AOPA letter, the position of Boeing Realty is that AOPA has criticized something that has not occurred yet-a full review by the Los Angeles County Airport Land Use Commission. He stated that if the project is that far along, why has not the Airport Land Use Commission of Los Angeles County looked at the project in a more formal way other than verbal comments.

Mr. Conk stated that regarding comments from Ms. Ortman, that there was a meeting with all four task forces individually related to airport safety compatibility, and that he gave a detailed presentation on that issue. He stated that the CalTrans, Division of Aeronautics handbook, which Boeing Realty has used extensively in the land planning efforts, makes safety recommendations in Chapter 9. He stated that the current plan and all previous plans completely were in compliance with CalTrans, Division of Aeronautics recommendations for residential development. Mr. Conk addressed the issues with the letter from AOPA. He stated that Boeing Realty reviewed the letter and they agree that their commitment to ensuring the future viability of Long Beach Airport is important. He stated that there are a number of fundamental issues in the letter that Boeing refutes as factually inaccurate: 1) it is stated that the L.A. County Airport Land Use Commission has reviewed and commented on the development plan, which they have not. He stated that the Airport Land Use Commission of Los Angeles County staff has met with Boeing Realty on multiple occasions and given direction regarding the process and what they need to do to present the proposed development to the Commission for their review and approval of the project. He stated that staff has requested that a submittal package be prepared for the Airport Land Use Commission, in-between the Long Beach Planning Commission hearing and the City Council hearing. He stated that he was told that the Airport Land Use Commission does not appreciate projects being presented to them for discussion if they will be modified or changed. He stated that based on that, if the project were before the Long Beach Planning Commission in September, they would then go to the Los Angeles County Airport Land Use Commission in late September, before City Council review. Mr. Conk stated that Mr. Dunn, Vice President of AOPA, stated in his letter that the review, which doesn't exist, is woefully inadequate based on the fact that the land use plan, dated 1991 has not been updated based on the new CalTrans Division of Aeronautics handbook dated 2002. Mr. Conk stated that in meeting with Airport Land Use Commission staff, they directed Boeing Realty in the development of the project to use the handbook as a tool in planning the redevelopment, which they have done. He stated that Boeing Realty consider the handbook in preparing the DEIR and include it in the analysis. Mr. Conk stated that the project is in complete compliance with the CalTrans handbook. Mr. Conk stated that based on discussions with staff and their preliminary comments, Boeing Realty feels that Mr. Dunn's statements are inaccurate. He stated that the letter also says that the Airport Land Use Commission provided a review based solely on airport noise exposure contours. He stated that that statement insinuates that they only consider noise, which is also incorrect. He stated that the Airport Land Use Plan document clearly states on page 2, "in formulating this document, the L.A. County Airport Land Use Commission has established provisions for safety, noise insulation, and the regulation of building heights within areas adjacent to each of the public airports in the County." Mr. Conk also stated that in the AOPA letter, it was stated that there was no consideration given to runway protection zones, which is also incorrect. On page 9 the focus is on safety, including runway protection zones, approach zones, and FAA part 77 height regulations. The AOPA letter also states "the residential development directly adjacent to the active airport, simply is a non-compatible use of the land". Mr. Conk restated that the project is in complete compliance with the CalTrans handbook associated with the residential development, and all of the six safety zones discussed in Chapter 9 of the handbook. He stated that Mr. Dunn's letter also states that their organization is opposed to high-density residential development. Mr. Conk stated that in the current Douglas Park plan, the residential component is situated on a gross area of 100 acres. 1,400 units is an average of 14 dwellings per acre. He stated that the letter says that the AOPA feels strongly that any

residential development portion of the project should include full real estate disclosure requirements signed by the buyers as well as the granting of avigation easements. He stated that Boeing Realty is in complete agreement with that statement, and as stated in the DEIR, those conditions will be incorporated into the Douglas Park project.

Chairman Salk that the Commissioners all have a copy of Mr. Conk's statements and that the subject will be held over until the August meeting.

Chairman Salk continued to the next order of business that is the election of officers. Chairman Salk nominated Alan Fox to chair the Airport Advisory Commission for 2004-2005. Commissioner Alton seconded the nomination. There were no other nominations. The vote was unanimous. Chairman Salk opened nominations for Vice-Chair. Commissioner Luskin nominated Ron Salk to the position of Vice-Chair. Commissioner Veady seconded the nomination. There were no other nominations. The vote was unanimous.

**Commissioners Comments**

None

The meeting adjourned at 5:00 p.m.  
Respectfully submitted,  
Dottie Jones, Airport Secretary  
Long Beach Airport

**DRAFT**